

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Juliet George
DOCKET NO.: 06-20920.001-R-1
PARCEL NO.: 11-31-121-013-0000

The parties of record before the Property Tax Appeal Board are Juliet George, the appellant, and the Cook County Board of Review.

The subject property consists of a 60-year-old, two-story, single-family dwelling of masonry construction containing 2,080 square feet of living area and located in Rogers Park Township, Cook County. Features of the home include two and one-half bathrooms, a full-unfinished basement, air-conditioning and a fireplace.

The appellant's son, Ninos George, appeared before the Property Tax Appeal Board claiming unequal treatment in the assessment process of the improvement as the basis of the appeal. In support of this claim, the appellant submitted assessment data and descriptive information on four properties suggested as comparable to the subject. However, the appellant's comparable four enjoys a prorated assessment due to an occupancy factor and therefore, it will not be used in this analysis. In addition, the appellant's comparables one, two and three are prorated over two tax parcels, therefore, the Property Tax Appeal Board will use the combined totals when the data is analyzed. The appellant also submitted a one-page letter, a copy of a Special Power of Attorney, photographs of the subject and the suggested comparables, location maps and a copy of the board of review's decision. Based on the appellant's documents, the three suggested comparables consist of two-story, single-family dwellings of masonry construction located within one mile of the subject. The improvements range in size from 2,212 to 2,687 square feet of living area and range in age from 55 to 59 years. The

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Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds a reduction in the assessment of the property as established by the Cook County Board of Review is warranted. The correct assessed valuation of the property is:

LAND:	\$ 9,531
IMPR.:	\$ 32,469
TOTAL:	\$ 42,000

Subject only to the State multiplier as applicable.

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comparables contain two or two and one-half bathrooms, a finished or unfinished basement and a one-car or two-car garage. One comparable has air-conditioning and two comparables contain a fireplace. The improvement assessments range from \$13.89 to \$16.17 per square foot of living area.

At hearing, Mr. George argued that the appellant's comparables are similar to the subject and indicate the subject is treated inequitably. Based on the evidence presented, the appellant requested a reduction in the subject's improvement assessment.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the subject's total assessment of \$45,790. The subject's improvement assessment is \$36,259 or \$17.43 per square foot of living area. In support of the assessment the board submitted property characteristic printouts and descriptive data on three properties suggested as comparable to the subject. The suggested comparables are improved with two-story, one or sixty-year-old, single-family dwellings of frame or masonry construction with the same neighborhood code as the subject. One comparable is located on the same street and block as the subject. The improvements range in size from 2,249 to 2,508 square feet of living area. The comparables contain two and one-half or three and one-half bathrooms, a finished or unfinished basement, air-conditioning and from one to three fireplaces. The improvement assessments range from \$17.21 to \$18.95 per square foot of living area.

At hearing, the board's representative indicated that the appellant's comparables are located within a different township than the subject and that the board of review would rest on the written evidence submissions. Based on the evidence presented, the board of review requested confirmation of the subject's assessment.

After hearing the testimony and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. The appellant's argument was unequal treatment in the assessment process. The Illinois Supreme Court has held that taxpayers who object to an assessment on the basis of lack of uniformity bear the burden of proving the disparity of assessment valuations by clear and convincing evidence. Kankakee County Board of Review V. Property Tax Appeal Board, 131 Ill.2d 1 (1989). The evidence must demonstrate a consistent pattern of assessment inequities within the assessment jurisdiction. After an analysis of the assessment data, the Board finds the appellant has overcome this burden.

The Board finds the appellant's comparables one, two and three and the board of review's comparable three to be the most similar properties to the subject in the record. These four properties are similar to the subject in improvement size, amenities, age

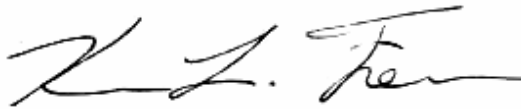
and construction and have improvement assessments ranging from \$13.89 to \$17.21 per square foot of living area. The subject's per square foot improvement assessment of \$17.43 falls above the range established by these properties. The Board also finds the board of review's two remaining comparables less similar to the subject in age in that they are only one-year-old and differ in construction. After considering adjustments and the differences in both parties' suggested comparables when compared to the subject, the Board finds the subject's per square foot improvement assessment is not supported by the most similar properties contained in the record.

As a result of this analysis, the Property Tax Appeal Board finds the appellant has adequately demonstrated that the subject dwelling was inequitably assessed by clear and convincing evidence and a reduction is warranted.

This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code.



Chairman



Member



Member



Member



Member

DISSENTING: _____

C E R T I F I C A T I O N

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date: April 25, 2008



Clerk of the Property Tax Appeal Board

IMPORTANT NOTICE

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing complaints with the Board of Review or after adjournment of the

session of the Board of Review at which assessments for the subsequent year are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for the subsequent year directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.